

## Ten Year Performance Projection

Brand New Duplex with Garage in Chickasha  
 Chickasha, OK 73018  
 4bd | 4ba | Built: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$30,600	\$31,518	\$32,464	\$33,437	\$34,441	\$35,474	\$36,538	\$37,634	\$38,763	\$39,926
Vacancy Losses	-\$2,448	-\$2,521	-\$2,597	-\$2,675	-\$2,755	-\$2,838	-\$2,923	-\$3,011	-\$3,101	-\$3,194
<b>Operating Income</b>	<b>\$28,152</b>	<b>\$28,997</b>	<b>\$29,866</b>	<b>\$30,762</b>	<b>\$31,685</b>	<b>\$32,636</b>	<b>\$33,615</b>	<b>\$34,623</b>	<b>\$35,662</b>	<b>\$36,732</b>

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$4,139	-\$4,263	-\$4,391	-\$4,523	-\$4,658	-\$4,798	-\$4,942	-\$5,090	-\$5,243	-\$5,400
Insurance	-\$1,311	-\$1,350	-\$1,390	-\$1,432	-\$1,475	-\$1,519	-\$1,565	-\$1,612	-\$1,660	-\$1,710
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$612	-\$630	-\$649	-\$669	-\$689	-\$709	-\$731	-\$753	-\$775	-\$799
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$6,061</b>	<b>-\$6,243</b>	<b>-\$6,431</b>	<b>-\$6,623</b>	<b>-\$6,822</b>	<b>-\$7,027</b>	<b>-\$7,238</b>	<b>-\$7,455</b>	<b>-\$7,678</b>	<b>-\$7,909</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Net Operating Income</b>	<b>\$22,091</b>	<b>\$22,753</b>	<b>\$23,436</b>	<b>\$24,139</b>	<b>\$24,863</b>	<b>\$25,609</b>	<b>\$26,377</b>	<b>\$27,169</b>	<b>\$27,984</b>	<b>\$28,823</b>
- Mortgage Payments	-\$17,004	-\$17,004	-\$17,004	-\$17,004	-\$17,004	-\$17,004	-\$17,004	-\$17,004	-\$17,004	-\$17,004
<b>= Cash Flow</b>	<b>\$5,087</b>	<b>\$5,749</b>	<b>\$6,432</b>	<b>\$7,135</b>	<b>\$7,859</b>	<b>\$8,605</b>	<b>\$9,373</b>	<b>\$10,165</b>	<b>\$10,980</b>	<b>\$11,819</b>
+ Principal Reduction	\$2,506	\$2,674	\$2,853	\$3,044	\$3,248	\$3,465	\$3,697	\$3,945	\$4,209	\$4,491
+ Appreciation	\$20,694	\$21,936	\$23,252	\$24,647	\$26,126	\$27,693	\$29,355	\$31,116	\$32,983	\$34,962
<b>= Gross Equity Income</b>	<b>\$28,286</b>	<b>\$30,359</b>	<b>\$32,536</b>	<b>\$34,826</b>	<b>\$37,232</b>	<b>\$39,763</b>	<b>\$42,425</b>	<b>\$45,225</b>	<b>\$48,172</b>	<b>\$51,272</b>
Capitalization Rate	6.0%	5.9%	5.7%	5.5%	5.4%	5.2%	5.1%	4.9%	4.8%	4.7%
Cash on Cash Return	3.7%	4.2%	4.7%	5.2%	5.7%	6.2%	6.8%	7.4%	8.0%	8.6%
Return on Equity	19.7%	18.0%	16.7%	15.7%	14.8%	14.1%	13.4%	12.9%	12.4%	12.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$365,594	\$387,530	\$410,781	\$435,428	\$461,554	\$489,247	\$518,602	\$549,718	\$582,701	\$617,663
- Loan Balance	-\$221,679	-\$219,006	-\$216,153	-\$213,109	-\$209,862	-\$206,397	-\$202,700	-\$198,755	-\$194,546	-\$190,056
<b>= Equity</b>	<b>\$143,915</b>	<b>\$168,524</b>	<b>\$194,628</b>	<b>\$222,319</b>	<b>\$251,692</b>	<b>\$282,850</b>	<b>\$315,902</b>	<b>\$350,963</b>	<b>\$388,155</b>	<b>\$427,608</b>
Loan-to-Value Ratio	60.6%	56.5%	52.6%	48.9%	45.5%	42.2%	39.1%	36.2%	33.4%	30.8%
Potential Cash-Out Refi	\$52,516	\$71,642	\$91,933	\$113,462	\$136,304	\$160,539	\$186,252	\$213,533	\$242,480	\$273,192

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$143,915	\$168,524	\$194,628	\$222,319	\$251,692	\$282,850	\$315,902	\$350,963	\$388,155	\$427,608
- Closing Costs	-\$25,592	-\$27,127	-\$28,755	-\$30,480	-\$32,309	-\$34,247	-\$36,302	-\$38,480	-\$40,789	-\$43,236
<b>= Proceeds After Sale</b>	<b>\$118,323</b>	<b>\$141,397</b>	<b>\$165,874</b>	<b>\$191,839</b>	<b>\$219,383</b>	<b>\$248,603</b>	<b>\$279,600</b>	<b>\$312,483</b>	<b>\$347,366</b>	<b>\$384,371</b>
+ Cumulative Cash Flow	\$5,087	\$10,836	\$17,268	\$24,403	\$32,262	\$40,867	\$50,240	\$60,405	\$71,385	\$83,204
- Approximate Cash Invest	-\$137,960	-\$137,960	-\$137,960	-\$137,960	-\$137,960	-\$137,960	-\$137,960	-\$137,960	-\$137,960	-\$137,960
<b>= Net Profit</b>	<b>-\$14,550</b>	<b>\$14,273</b>	<b>\$45,181</b>	<b>\$78,282</b>	<b>\$113,685</b>	<b>\$151,510</b>	<b>\$191,880</b>	<b>\$234,928</b>	<b>\$280,790</b>	<b>\$329,615</b>
Internal Rate of Return	-10.5%	5.1%	10.2%	12.5%	13.6%	14.1%	14.4%	14.5%	14.5%	14.5%
Return on Investment	-10.5%	10.3%	32.7%	56.7%	82.4%	109.8%	139.1%	170.3%	203.5%	238.9%

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

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